



RUSSET HOUSE, THE ORCHARD, LONG LANE, UPTON HEATH, CH2 1HN



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

Russet House, Long Lane, Upton Heath, Chester,

Located in an ideal location for family life and within short distance of Chester City Centre - a recently constructed five bedroom detached house, located in an attractive non estate location with the attraction of a good size rear garden and sold with the benefit of no ongoing chain.

Chester is rightly regarded as one of the North West's best locations to live. The city and its surrounding areas have a range of educational and leisure facilities that are second to none, whilst for the busy business traveller there are excellent transport links via road, rail and air. High quality family property is thus continually in demand and it is therefore with great pleasure that the selling agent offers to the market this most attractive detached house, located at the head of a private road shared by just one other property.

Russet House, Upton is a most attractive property, constructed in 2006. The house has the balance of an NHBC Guarantee. It was designed and constructed by Cransleigh Estates - a renowned north west company with a particular specialism in individual houses that combine flair with modern practicality.

The house itself has a classic layout ideal for family occupation. The entrance hall is spacious and gives access to a cloakroom, living room, study and open plan breakfast kitchen/family room. The kitchen area represents the focal point of the ground floor living space and overlooks the garden. Off the kitchen is a useful utility room which in turn leads to the integral double garage.





GARDEN

At first floor level the accommodation continues to impress. The master bedroom has an en-suite facility and a walk in dressing area whilst the guest room also has an en-suite. There are three further bedrooms that are served by a well appointed, white suite family bathroom.

In terms of specification, the house has been designed and finished to an excellent standard with the kitchen being custom built and having the benefit of solid granite worktop and an extensive range of Neff fitted appliances. Also of note are the fitted wardrobes that are fitted in two of the bedrooms, the high efficiency UPVC double glazing and french doors, Ash veneered internal doors with chrome handles, oak stripped flooring to ground floor rooms, contemporary style architraves and skirtings in addition to comprehensive gas fired central heating system with thermostatically controlled radiators. Finally it should be noted that the house has the benefit of an installed security lighting/alarm and impressive levels of thermal insulation.

Externally to the front there is a block paved driveway that leads to the double garage. The rear garden is fully enclosed by panelled fencing, is of a good size, enjoys good levels of seclusion and privacy and overlooks countryside to the rear.

Upton is one of Chester's most sought after and revered districts. Chester City Centre can be reached in just ten minutes by car and there are also regular bus routes into the centre. Upton itself has an excellent range of shops that are suitable for day to day needs. Upton Golf Course is renowned in the area. It should also be noted that the area as a whole is ideal for those who commute to various commercial locations with the M53, M56, M6, A49 and A41 all being within very short distance. Bache railway station is within walking distance of the property and more extensive railway links are found in Chester City Centre. In addition it should be noted that Manchester and Liverpool International Airports can each be reached within 45 minutes drive whilst also within Upton are excellent Schools both at primary and secondary level, a small supermarket and leisure activities including Chester Zoo.



LOUNGE

OPEN FRONTED STORM PORCH

Paved floor. Front entrance door with obscured glass panels to entrance hall.

ENTRANCE HALL

5.33m(17'6") x 3.76m(12'4") (Widest measurement taken at maximum point). Fitted matwell. Engineered oak flooring. Double panel radiator. Intruder alarm control panel. Staircase rising to first floor with engineered oak spindled balustrade. Door to deep downstairs storage cupboard. Doors to cloakroom, lounge and family room/breakfast kitchen. Door to cloakroom. Front entrance door with obscured glass panels.

CLOAKROOM

2.31m(7'7") x 1.09m(3'7") Fitted with White suite comprising low level W.C. with push button flush. Pedestal wash hand basin with chrome mixer tap having half tiled walls. Fully tiled floor. Double panel radiator. Side aspect UPVC double glazed obscured glass window.

STUDY

3.00m(9'10") x 2.92m(9'7") Front aspect UPVC double glazed window. Double panel radiator. Telephone point. T.V. point. Door to entrance hall.

LOUNGE

6.15m(20'2") x 3.51m(11'6") Marble fireplace surround and hearth housing contemporary gas fired Living Flame fire. Engineered oak flooring. Two double panel radiators. Side aspect UPVC double glazed window. Rear aspect UPVC double glazed french doors with matching

UPVC double glazed side windows all of which overlook the rear garden. T.V. point. Telephone point.

FAMILY ROOM/KITCHEN

5.82m(19'1") x 3.20m(10'6") A superb open plan living space that provides the focal point of the ground floor accommodation and has views over the rear garden.

FAMILY ROOM

5.82m(19'1") x 3.20m(10'6") Engineered oak flooring. Two double panel radiators. UPVC double width doors with matching side panels opening onto patio and overlooking rear garden. Open access through to breakfast kitchen.



BREAKFAST KITCHEN

BREAKFAST KITCHEN

6.15m(20'2") x 2.84m(9'4") Superbly fitted with an excellent range of custom built Cherry wood finish wall and floor cupboards together with sliding drawers and solid granite preparation surfaces throughout. Excellent range of integrated appliances including fridge, freezer, microwave and Electrolux dishwasher. Five ring Neff gas hob with glass splashback and multi speed Neff extractor hood over. Integrated Neff double oven and grill. Two deep pan storage drawers. Glass fronted crockery display cabinets. Wine/champagne rack. One and half bowl stainless steel sink with chrome mixer tap set beneath window cill and rear aspect UPVC double glazed windows. Recessed halogen spotlights. Two double panel radiators. Side aspect UPVC double glazed window. Fully tiled floor. Travertine tiled surround to all preparation surfaces.

UTILITY

3.89m(12'9") x 1.85m(6'1") Fitted with a floor level cupboard and having rolled edge work surface over incorporating single bowl stainless steel sink with chrome mixer tap and drainer unit. Travertine tiled surround to preparation surface. Space for washing machine and tumble dryer. Double panel radiator. Fully tiled floor. Door to integral double garage. Door to breakfast kitchen. Side aspect door with UPVC double glazed panel. Double panel radiator.

HALF LANDING

Side aspect UPVC double glazed window.

FIRST FLOOR

LANDING

5.77m(18'11") x 1.93m(6'4") Access to loft space. Double panel radiator. Doors to five bedrooms and family bathroom. Staircase leading to ground floor. Cupboard housing large Megaflow hot water boiler.

MASTER BEDROOM

5.87m(19'3") x 5.23m(17'2") Maximum measurements taken at widest point. Excellent master suite with walk in dressing room, en-suite bathroom and large bedroom area. Bedroom area incorporating extensive range of floor to ceiling fitted wardrobes providing ample hanging and shelving space in addition to integrated dressing table with fitted mirror. Two front aspect UPVC double glazed windows. Two double panel radiators. Telephone point.

WALK IN DRESSING ROOM

2.06m(6'9") x 2.06m(6'9") Extensive range of built in fitted bedroom furniture. Double panel radiator. Spotlights.



BEDROOM

EN-SUITE BATHROOM

3.40m(11'2") x 1.85m(6'1") Fitted with a White suite comprising low level W.C. with push button flush, pedestal wash hand basin with chrome mixer tap, double width shower enclosure with shower unit and panelled bath with chrome mixer tap and shower attachment. Wall mounted heated chrome towel rail/radiator. Semi recessed halogen spotlights. Extractor fan. Side aspect UPVC double glazed obscured glass window. Shaver socket point.

BEDROOM 2

6.15m(20'2") x 3.51m(11'6") Maximum measurements taken at widest point. Extensive range of floor to ceiling fitted wardrobes providing excellent hanging and shelving space. T.V. point. Telephone point. Double panel radiator. UPVC double glazed window overlooking rear garden enjoying open views beyond. Door to en-suite shower room.

EN-SUITE

2.36m(7'9") x 1.98m(6'6") Fitted with white suite comprising low level W.C. with push button flush. Pedestal wash hand basin with chrome mixer tap and fully tiled shower enclosure. Half tiled walls. Double panel radiator. Fully tiled floor. Fitted mirror. Shaver socket point. Side aspect UPVC double glazed obscured glass window. Extractor fan.

BEDROOM 3

4.50m(14'9") x 3.25m(10'8") Front aspect UPVC double glazed window. Double panel radiator. T.V. point.

BEDROOM 4

Rear aspect UPVC double glazed window overlooking garden and view beyond. Double panel radiator. T.V. point.

BEDROOM 5

3.25m(10'8") x 3.12m(10'3") Alternatively used as a study space. Rear aspect UPVC double glazed window overlooking garden and view. Double panel radiator. T.V. point.

FAMILY BATHROOM

2.34m(7'8") x 1.70m(5'7") Fitted with White suite comprising low level W.C. with push button flush. Pedestal wash hand basin with chrome mixer tap and tiled bath with shower screen and high quality shower unit. Double panel radiator. Fully tiled floor. Side aspect UPVC double glazed obscured glass window. Shaver socket point.



GARDEN

INTEGRAL DOUBLE GARAGE

5.77m(18'11") x 5.28m(17'4") Two up and over doors. Power and light connection. Wall mounted gas fired high efficiency condensing boiler. WC accessed from garage and garden.

EXTERIOR

Russet House is approached via a shared gravelled driveway that leads to a communal area of block paving and in turn to Russet House's own private block paved driveway that provides off road parking for two to three vehicles. To the front of the house is a small area of lawn, paved path leading to the front door and to the side of the property, an area suitable for storage of wheelie bins and access to the integral double garage.

The rear garden is of a good size, is laid to lawn, is fully enclosed by panel fencing and enjoys total privacy by virtue of its position adjoining open countryside.

Energy Performance Certificate

46b, Long Lane
Upton
CHESTER
CH2 1JD

Russet House

Dwelling type: Detached house
Date of assessment: 8 October 2008
Date of certificate: 8 October 2008
Reference number: 8990-9085-3220-7906-2083
Total floor area: 210 m²

EU Directive 2002/91/EC

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C	76	78
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C	74	75
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	143 kWh/m² per year	135 kWh/m² per year
Carbon dioxide emissions	5.0 tonnes per year	4.7 tonnes per year
Lighting	£180 per year	£103 per year
Heating	£469 per year	£483 per year
Hot water	£126 per year	£126 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.
For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

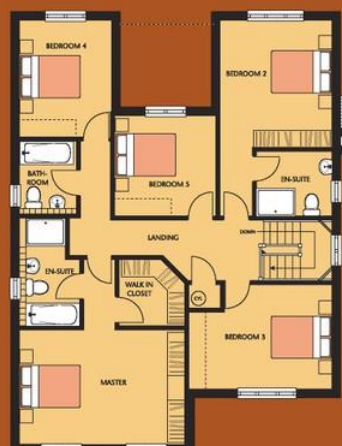
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RUSSET HOUSE | 5 bedroom detached house with integral garage



GROUND FLOOR

Lounge	6150 x 3500mm*	20'2" x 11'6"
Family	5810 x 3200mm*	19'1" x 10'6"
Kitchen/ Breakfast	6150 x 2850mm	20'2" x 9'4"
Utility	3890 x 1850mm*	12'9" x 6'1"
Study	3000 x 2920 mm*	9'10" x 9'7"
Cloaks	2320 x 1100mm	7'7" x 3'7"
Garage	5760 x 5280mm*	18'11" x 17'4"



FIRST FLOOR

Master Bedroom	5880 x 5230mm*	19'3" x 17'2"
En-suite	3400 x 1850mm*	11'2" x 6'1"
Walk in closet	2110 x 2060mm*	6'11" x 6'9"
Bedroom 2	6150 x 3500mm*	20'2" x 11'6"
En-suite	2350 x 1990mm	7'9" x 6'6"
Bedroom 3	4500 x 3260mm*	14'9" x 10'8"
Bedroom 4	3660 x 2850mm	12'0" x 9'4"
Bedroom 5	3250 x 3120mm	10'8" x 10'3"
Bathroom	2340 x 1700mm	7'8" x 5'7"

*Maximum

SERVICES

We understand that mains water, electricity, gas and drainage are connected.

VIEWING

By appointment with the agents' Tarporley office.

TENURE

We understand the tenure to be freehold.

Wright Marshall
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